



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 27 November 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully examined, with
any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr. Elliot Costa (Chair)
Cllr. Osman Ali
Cllr Lorraine Clarke
Cllr Erika Skingsley
Cllr Debby Rye

Cllr Faiza Rivzi (Vice Chair)
Cllr Tosin Amuludun
Cllr Rochelle Hodds
Cllr Lisa Skingsley-Morgan

Acting Clerk to the Council:

Cllr Celina Jefcoate

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are asked to **NOTE** that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Councillors are asked to **NOTE** that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Cllr J Braha

Cllr D Rye

Proper Officer to the Parish Council

Date: 21 November 2025

AGENDA

1. 🖐️ APOLOGIES FOR ABSENCE

2. OTHER ABSENCES

3. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

4. 🖐️ MINUTES

To receive and confirm the minutes of the meeting held 13 November 2025 ([Appendix 1](#))

5. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications received for the weeks ending 7 and 14 November 2025

6. 🖐️ [EPF/2240/25](#) - 42, Love Lane, Chigwell, IG8 8BB

Variation of Condition 2 Plan numbers of EPF/1731/25 (Hip to gable roof alterations, construction of part single storey part two storey rear extension, and insertion of ground floor side window).

Planning History:

[EPF/1950/25](#)

Certificate of Lawful Development for hip to gable loft conversion with rear dormer and front rooflights. - LAWFUL

[EPF/1731/25](#)

Hip to gable roof alterations, construction of part single storey part two storey rear extension, and insertion of ground floor side window - **APPROVED WITH CONDITIONS**

[EPF/1732/25](#)

Conversion of garage into habitable space. Relocation of front door. Alterations to ground floor front fenestration - **APPROVED WITH CONDITIONS**

[EPF/0680/24](#)

Removal of rear canopy, construction of a single storey rear extension, and insertion of side window - **REFUSED** (Officer Report [Appendix 2](#))

7. 🖐️ [EPF/2241/25](#) - 6, Daylop Drive, Chigwell, IG7 4QF

Render to front, rear and side elevations and replacement windows throughout, replace garage door with a window, replace side access door with a window.

8. 🖐️ [EPF/2243/25](#) - 364, Fencepiece Road, Chigwell, IG7 5DY

Construction of replacement roof and internal refurbishment to a two storey semi-detached dwelling following damage by fire.

9. 🖐️ [EPF/2290/25](#) - 153, Lambourne Road, Chigwell, IG7 6EJ

Erection of a first-floor side and rear extension, a ground-floor rear extension, and a porch extension, together with the application of composite cladding to the existing rendered surfaces at first-floor level.

Planning History:

[EPF/0744/25](#)

Certificate of lawful development for a proposed Summer House - **NOT LAWFUL (Officer Report Appendix 3)**

10. 🖐️ [EPF/2310/25](#) - 2, Green Lane, Chigwell, IG7 6LY

Proposed shed with green roof.

Planning History:

[EPF/1338/24](#)

Outbuilding.- **REFUSED (Officer report Appendix 4)**

[EPF/0080/22](#)

Convert garage into living space - **APPROVED WITH CONDITIONS**

11. 🖐️ [EPF/2285/25](#) - 32 Chigwell Grange, High Road, Chigwell, IG7 6BF

TPO/EPF/09/12 (Ref: T12)

T1: Oak - Crown reduce by up to 2m, as specified.

T2: Ash - Crown reduce by up to 2m, as specified.

To **NOTE** and **COMMENT** if appropriate, Prior Approval Applications

12. None

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition. This type of application is needed where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which wasn't fully described in the original application. These details need to be submitted for approval before the development can begin

13. 🖐️ [EPF/2271/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Approval of Details Reserved by Conditions 3, Foul and Surface Water, 7 Hard and Soft Landscaping, 8 Materials and 12 Construction Method Statement of EPF/2511/24 (Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses)).

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications - If a property owner wants to be certain that the existing or proposed use or development of a building is lawful for planning purposes or that their proposal does not require planning permission, they can apply for a 'Certificate of Lawful Existing Use or Development' (CLEUD) or a 'Certificate of Lawful Proposed Use or Development' (CLPUD)

14. 🖐️ [EPF/2301/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Certificate of Lawful Development for proposed outbuilding.

APPEALS

To consider and **AGREE** the Council's response/further action

15. 🖐️ [EPF/0268/25](#) - AP-13571 - King William IV, High Road, Chigwell, IG7 6PJ - APP/J1535/W/25/[3375251](#)

Retrospective application for the retention of timber structure, new external fireplace, increase in area of existing stone flagging, external works including festoon lighting and car park alterations at The King William IV, High Road, Chigwell, IG7 6PJ.

Against a Refusal - written representations due Tuesday 9 December

16. 🖐️ [EPF/0754/25](#) - AP-13568 - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE - APP/J1535/W/25/[3375075](#)

Change of use from outbuilding to dwelling.

Against a Refusal - written representations due Friday 12 December

17. 🖐️ [EPF/2560/24](#) - AP-13564 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ - APP/J1535/W/25/[3374583](#)

Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping.

Against a Refusal: Written Representations due Monday 1 December

18. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

19. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 11 December at 6.30pm

Suggested wording when appropriate

The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to applications which may result in inappropriate treatment or felling of a protected tree. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to new development that may not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council asks that implementing the mitigation measures detailed in the sustainability submission is made a condition of planning being granted

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not always practical or possible to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.



Indicates Councillors are expected to make a decision (within the remit of the committee)